



**LAKE • GEORGE**  
**WATERKEEPER®**

PO Box 591, Lake George, NY 12845

Tel: (518) 668-5913 Fax: (518)-668-5915

Email: [lgkeeper@nycap.rr.com](mailto:lgkeeper@nycap.rr.com)

[www.lakegeorgewaterkeeper.org](http://www.lakegeorgewaterkeeper.org)

June 9, 2008

Mr. John Santiago, Chairman  
**Town of Lake George Zoning Board of Appeals**  
Old Post Road  
Lake George, NY 12845

Re: Albright (251.20-1-30 and 251.20-1-46)  
AV #10-2008

Dear Mr. Santiago,

An area variance to create a non-conforming lot should not be a routine practice of the Zoning Board of Appeals, as maximizing lakefront development does have a negative impact on Lake George's water quality. The Lake George Waterkeeper has reviewed the submission for the above referenced area variance and would like to offer the following comments to be discussed to determine whether an area variance is deemed appropriate:

1. **Subdivision of the property into two lots and redevelopment of the lots should necessitate stormwater management on both properties.** The existing single-family dwelling (SFD) surrounded on two sides by a large paved driveway and stone and masonry patio less than 40 ft from Lake George needs appropriate stormwater management to allow infiltration into the soils and reduce runoff on the property. Although RSH zoning requires only a 50 ft setback from Lake George, the existing SFD is only 40 ft and the new SFD is proposed just over 50 ft, which is not enough shoreline setback distance on this slope to adequately infiltrate stormwater runoff (see aerial photos for sediment that has entered Lake George off Lake Street and the area between both docks on the property). The setback distance for the new SFD should be maximized, and at 75 ft setback, neither the house nor the driveway would be compromised and would allow construction to be above the natural slope to the lake.
2. **Partial removal of the shared paved driveway and stone and masonry patio (based on the removal of the one SFD and the proposed lot line adjustment) may decrease the amount of total impervious surfaces on the entire parcel. Percent of impervious surfaces pre and post demolition/construction should be identified.** New construction on both Lots #1 and #2 should result in reduced total impervious surfaces. A portion of the existing driveway, stone patio and concrete pond will be removed for the new SFD. Removed impervious pavement should be replanted with substantial vegetation and trees and the soils scarred in order to reduce existing compaction and minimize impacts of construction activities on this relatively steep site on the Lake George shoreline.

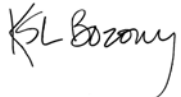


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3. **All large existing trees and vegetation on the merged parcel should remain if possible, with care during construction to avoid construction impact to all land surrounding the trees.** The use of orange snow fences to delineate 'no touch zones' could be essential to avoid damage to existing vegetation and trees. This would reduce overall development impact from unnecessary clearing and lessen the impact of construction on this sloped site.
4. **Location of the existing sanitary sewer line should be identified on the site map, and used for the new SFD.** Clearing on this site should be limited due to the elevation sloping to the lake.

Based on the proposed concept, the Lake George Waterkeeper cannot support the variance as submitted without additional information. Demolition of the existing SFD and construction of a new SFD should be conditioned with restrictions of all future development on the site within the 75 ft shoreline setback. The Lake George Waterkeeper looks forward to working with the Town of Lake George Zoning Board of Appeals in defending the natural resources of Lake George and its watershed.

Sincerely,



Kathleen S Lindberg Bozony  
Natural Resource Specialist / Lake George Waterkeeper

cc: Brian Grisi, Adirondack Park Agency  
Michael White, Lake George Park Commission